

INTEROFFICE MEMORANDUM

TO: Select Board; Assessor; Town Engineer; School Superintendent; Chief Financial Officer;
Recreation Director; Building Inspector; Town Clerk; Town Manager; Planning Commission;
Chief of Police; Economic Development Director, Zoning Administrator

From: Sarah Hadd, Director of Planning & Zoning

Date: November 8, 2016

Re: Monthly Report - September (FY2017)

BUILDING	PERMITS ISSUED		UNITS YTD	CONSTRUCTION VALUE		PREVIOUS YEAR
	MONTH	YEAR TO DATE		MONTHLY VALUE	YEAR TO DATE	
Residential SF	4	11	11	715,000	2,887,000	1,423,560
Residential Multi-Family	1	1	2	147,000	147,000	2,397,000
Accessory apt		1				500,000
Convert single family to duplex						
Convert Seasonal to year-round		1				
Residential alt	22	46		2,590,335	3,615,865	1,670,902
Multi-family alt		13			697,050	
Residential misc	16	31		36,222	224,426	182,464
Residential mobile home	1	1		30,000	30,000	185,000
Retaining walls	2	2		35,000		23,350
Swimming pools		2			10,000	
Agricultural Agricultural alt						
Commercial						4,580,300
Commercial alt	6	7		105,500	184,330	1,142,450
Industrial						
Industrial alt						
Institutional						15,400,000
Institutional alt						
Governmental						
Site Develop Residential	2	7		1,043,360	1,086,360	
Site Dev Com		2			10,000	
Demolition	1	1			6,500	
Signs	5	9				
TOTAL	60	135	13	4,702,417	8,898,531	27,505,026

Construction value does not equal market value. Numbers in parenthesis represents total number of dwelling units.

COLCHESTER MONTHLY REPORT

SEPTEMBER 2016

WW Permits	MONTH	YEAR TO DATE
Local	1	5
State	3	10
TOTAL	4	15

Building/Site Inspection Program

	MONTH	YEAR TO DATE
Compliance Letters	17	48
Updated Compliance Letters		0
Building Inspections	91	228
Certificates of Occupancy	39	120
Health Violations	2	8
Local WW Inspections		
State WW Inspections	5	14
Site Inspections	2	24
Infrastructure Inspections		0
Zoning Violations / Complaints	7	27
TOTAL	163	469

MEETINGS HELD	MONTH	YEAR TO DATE
Planning Commission	2	6
Technical Review Committee	1	4
Development Review Board	1	3
Pre-Construction	0	4
TOTAL	4	17

FEES COLLECTED

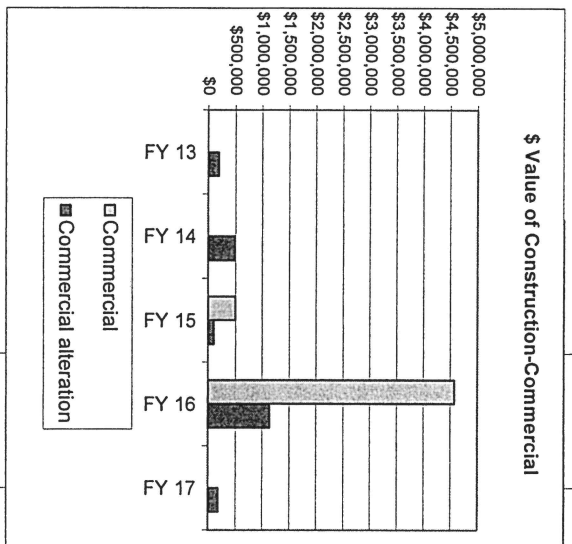
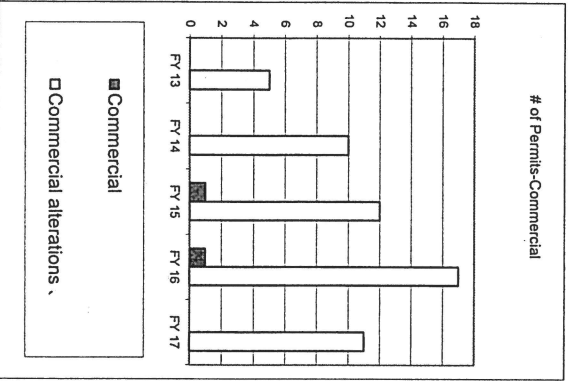
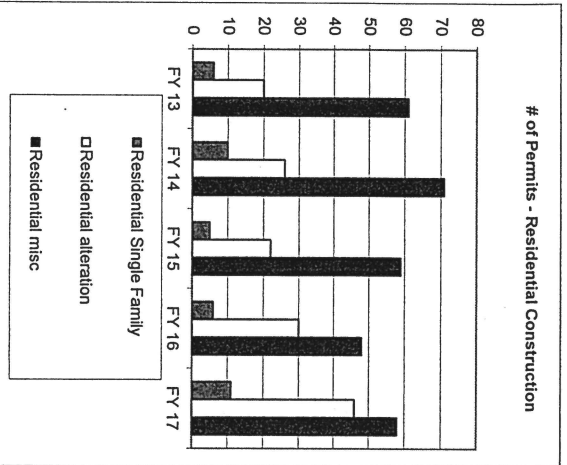
Account	Acct. #	Fee Income
Building/ Zoning Permits	100002-341301	\$21,185.45
Recording Fee	100002-341201	\$1,870.00
Rec Impact Fee	1000-208001	\$2,940.00
School Impact Fee	1000-208304	\$7,200.00
TOTAL:		\$33,195.45

DEVELOPMENT REVIEW BOARD APPLICATIONS

APPLICATION	RECEIVED	APPROVED	DENIED	RECESSED	WITHDRAWN	Yr To Date (Rec.)
Site Plan App.	1	1				5
Site Plan App. / Amend						
Conditional Use		2				2
Sketch Plan App.	1					2
Preliminary Plat App.	1	1				4
Final Plat App. / Amend	1	1				5
Appeal	2					2
Variance						
TOTAL	6	5				20

September		FY 13	FY 14	FY 15	FY 16	FY 17	FY 13	FY 14	FY 15	FY 16	FY 17
Type of Construction	# of Permits	# of Permits	# of Permits	# of Permits	# of Permits	# of Permits	\$ Value of Construction	\$ Value of Construction	\$ Value of Construction	\$ Value of Construction	\$ Value of Construction
Residential Single Family	6	10	5	6	11	\$495,000	\$2,639,455	\$1,253,000	\$1,423,560	\$2,887,000	
Residential Multi Family	2	2	1	7	1	\$250,000	\$820,000	\$550,000	\$2,397,000	\$147,000	
Residential w/access apt		1	1	1	1			\$50,000	\$500,000		
Residential single w/ in-law											
Convert single family to duplex											
Convert seasonal to year around	2	1	1		1						
Residential alteration	20	26	22	30	46	\$629,449	\$1,071,500	\$831,536	\$1,670,902	\$3,615,865	
Multi-family alteration					13					\$697,050	
Residential misc	61	71	59	48	58	\$176,774	\$267,128	\$140,930	\$182,464	\$224,426	
Residential mobile home	5	6	1		1	\$19,500	\$219,000		\$185,000	\$30,000	
Mobile home replacement											
Retaining walls	2	3		7	2	\$28,987	\$72,000	\$25,000	\$23,350		
Swimming pools	4	1		4	2	\$83,000	\$40,000			\$10,000	
Agricultural											
Agricultural alterations			2					\$64,000			
Commercial			1	1				\$500,000	\$4,580,300		
Commercial alterations	5	10	12	17	11	\$198,700	\$496,600	\$113,450	\$1,142,450	\$184,330	
Industrial											
Industrial alt											
Institutional				1					\$15,400,000		
Institutional misc alterations											
Governmental											
Site development residential	2		1		7	\$210,000				\$1,086,360	
Site development commercial					2					\$10,000	
Demolition		2			5	\$3,000	\$7,500			\$6,500	
Signs	12	3	5	21	11						
Severance Corners Village Ctr											
Total	123	136	112	97	135	\$2,094,410	\$5,633,183	\$3,527,916	\$27,505,026	\$8,898,531	

Town of Colchester
Planning Zoning
Value of Permits Issued



DEVELOPMENT REVIEW BOARD APPLICATIONS APPROVED

KYLE AND COLLEEN WILLIAMS– Conditional Use application under Article VIII, Section 8.10 for the construction of an accessory structure exceeding 50% of the ground floor of the principle structure located in the R1 District on a 15 acre lot. Subject property is 1184 Camp Kiniya Road, Tax Map 79, Parcel 4.

RICHARD AND ANITA DAYVIE - Preliminary Plat application for a conventional 2 lot residential subdivision of a 29.0 acre parcel zoned R10. Lot 1 to be 11.6 acres developed with a single family residence. Lot #2 to be 17.4 acres developed with an existing barn and to be developed with a single family residence. Subject property is located at 2869 Middle Road, Tax Map 14, Parcel 4-1.

RICHARD AND ANITA DAYVIE – Final Plat application for a conventional 2 lot residential subdivision of a 29.0 acre parcel zoned R10. Lot 1 to be 11.6 acres developed with a single family residence. Lot #2 to be 17.4 acres developed with an existing barn and to be developed with a single family residence. Subject property is located at 2869 Middle Road, Tax Map 14, Parcel 4-1.

RICHARD AND ANITA DAYVIE - Conditional Use application under Article VIII, Section 8.10 for an accessory structure that will exceed 50% of the ground floor of the principle structure to be constructed located in the R10 District. Subject property is located at 2869 Middle Road, Tax Map 14, Parcel 4-1.

RED CAN/RATHE ROAD LOT 2A LLC – Site Plan application to amend a previously approved site plan for a 27.75 acre parcel developed with a recycling center in two buildings totaling 22,960 sq. feet and three (3) 30' x 40' fabric buildings located in the Business District. The Site Plan amendment is to: 1) construct a 6,000 sq. ft. addition to the existing 13,360 sq. ft. recycling building. The subject property is located at 218 Red Can Drive, Tax Map 3, Parcel 23-1

DEVELOPMENT REVIEW BOARD APPLICATIONS DENIED

NONE

DEVELOPMENT REVIEW BOARD APPLICATIONS RECESSED**DEVELOPMENT REVIEW BOARD HEARINGS TO BE HELD**

MICHELE & JOHN AMBROSINO AND HVL VT, LLC – *Recessed on September 28th* - Appeal of the Zoning Administrator's letter, notice of violation, dated July 21, 2016 that the scope of exceeded the Development Review Board's conditional use approval May 9, 2016 and building permit #24915. Subject property is located at 2117 Colchester Point Road, Tax Map 31 Parcel 5, Unit 7.

PAULA THOMAS, SUZANNE FOSTER, SALLY, MCGREEVEY & MARY BOUSHEY – Appeal of the Zoning Administrator's letter, notice of violation, dated September 7, 2016 for the construction of a 6' x 6' deck and stairs without approvals in the floodplain district. This is in violation of Article VI (Flood Plain District) Section 6.03(C) and Table A-1, 1.100 Single Family Dwelling (FP) of the Colchester Zoning Regulations. Subject property is located at 364 Broadlake Rd, Tax Map 34, Parcel 92.

RAM PROPERTIES, LLC – Preliminary Plat application for an eight (8) unit Planned Unit Development on a 1.97 acre parcel zoned GD1. 1) Units 1, 2, 3 & 4 are existing in two structures; 2) Unit 5, 6, & 7 a proposed triplex to be accessed off Middle Road; 3) Unit #8 a single family residence and 4) an existing barn to be preserved for storage. Subject property is located at 391 Main Street, Tax Map 26, Parcel 28-1.

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	A	B	C	D	E	F	G	H	I
	<u>Project</u>	<u>Description</u>	<u>Location</u>	<u>Contact</u>	<u>Expiration</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
1	Camp Dudley @ Kinya	Master Plan to include : 1) construction of a new multi-use building; 2) remove and relocate Cabins 1 – 8; 3) replace an eleven bed cabin; 4) reconstruct/replace 4 or 5 cabins on same location; 5) demolish existing staff cabins and construct a 30' x 40' staff cabin; 6) construct new motor boat shed (5 bays); 7) new pavilion at Jr. beach; 8) addition to barn, dining hall, infirmary, arts and crafts, shop and office; 9) construction of new	1317 Camp Kinya Road, TM 79, P 2	Camp Dudley at Kinya YMCA II, LLC	05/14/18	7.5	134	0.07%	Under Constru ction of item #8 in 2016
2									
3	Colchester School District	Construction of five athletic fields including four multi-use fields and a baseball diamond	Laker Lane, Tax Map 6, Parcel 21	Colchester School District	No Expiration	12.9 acres	36.97	17.60%	Constru ction more than 50% complet e

[illegible]

	A	B	C	D	E	F	G	H	I
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1	Ireland Industries, Inc.	Final Plat application to subdivide four existing parcels for a total of 86.7 acres into seven lots. The project will be developed as a Planned Unit Development to accommodate 12,400 square feet of retail space, 34,040 square feet of office/commercial space, 4,050 square feet of restaurant space and 4,050 square feet of	Intersection of US Routes 2 & 7 and Blakely Severance Road, Tax Map 4, Parcels 30-1, 30-2, 30-3 and 32	Robin Jeffers at SD Ireland	Expires on 10/24/17	More than 5 ac.	86.7	13.40%	Approved
7		daycare space							
8	Ireland Industries, Inc.	97,059 square feet of mixed office, commercial, retail and restaurant space	Tax Map 8 Parcel 37 & 37-1	SD Ireland	Substantiall y complete	over 5 ac.	42.19	32.00%	Dev. Under Constru ction
9	LRW LLC	Construction of two general office buildings: Phase I a 10,600 sq. ft. building and Phase II a 12,879 sq. ft. medical clinic building	30 & 36 Hercules Drive, Tax Map 1, Parcels 20-6 & 20-7	Wiemann-Lamphere Architects	Expires on April 9, 2019	greater than 1 ac.	3.3	43%	Phase I Comple te
10	Malletts Bay Veterinary Clinic	5,039 sq. ft. veterinary hospital with associated infrastructure including 20 parking spaces	460 Blakely Road, Tax Map 6, Parcel 15	Dustin Page	Expires on June 27, 2017	less than 1 ac.	0.98	43.80%	Under Constru ction

	A	B	C	D	E	F	G	H	I
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1	Myers	6,000 sq. ft. addition to the existing 13,360 sq. ft. recycling building	218 Red Can Drive, Tax Map 3, Parcel 23-1	O'Leary Burke Civil Assoc	10/3/2017	less than 1 ac.	27.75	13.20%	Approved
11	Myers	23,275 sq. ft. warehouse and office facility	295 Rathe Road, Tax Map 3, Parcel 23-5	O'Leary Burke Civil Assoc	9/1/2019	1 to 5 ac.	15.7	35.10%	Approved
12	Penro	establish a specialty pharmaceutical lab with commercial lease space in an existing building. Phase I includes a building addition of a 790 sq ft. Phase II includes demolition and removal of the existing garage, expansion of the parking lot and a 3,150 sq. ft. addition	220 Main Street, Tax Map 26, Parcel 14-2	Krebs & Lansing Engineers	Expires on 1/1/2017	less than 1 ac.	1	42.40%	Phase I Completed; Phase II not begun
13	RL Vallee	a 1900 square foot addition with 48 seat fast food restaurant to convenience store	Roosevelt Highway, Tax Map 17, Parcel 9	Steve Vock - CEA	No Expiration	1 to 5 ac.	2.5	Up to 60%	Completed except for 48 seat restaurant
14	REM	26,600 sq. ft. respite house	83 Munson Rd., Tax Map 8, Parcel 21	Lamoureux & Dickinson	7/29/2016	1 to 5 ac.	88 acres	2%	Completed
15	Development								

	A	B	C	D	E	F	G	H	I
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1	St. Michael's College	20,475 sq. ft., 189 bed residential hall	a. 0, 11, 29, 53 and 69 Johnson Avenue Tax Map 19, Parcels 010011, 008001, 009001, 010011 and 010001	Hamlin Engineering	7/29/2016	1 to 5 ac.	69		Under Construction
16								39.24	
17	Tomar Management	18,972 square foot office building (Building B)	401 Water Tower Circle, Tax Map 3, Parcel 188	Systems & Software - Burt Wiley	No Expiration	1 to 5 ac.	3.19	Up to 80%	Construction more than 50% complete

<u>Project</u>	<u>Units</u> <u>Const./Remaining</u> <u>Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acreage</u> <u>Disturbed</u>	<u>Project</u> <u>Acreage</u>	<u>Lot</u> <u>Coverage</u>	<u>Status</u>
Barney Point	1 lot	Map 33 Parcel 62 Colchester Point	Marilyn Cipola	less than 1 ac.	0.7	Up to 20%	
Barry, Bruce	1/7 lots	Jen Barry Lane, Tax Map 47, Parcel 1	David Burke	More than 5 ac.	28.1	Up to 30% for seven of the lots	Under Constru ction
Blum	4 units	2825 Malletts Bay Avenue, tax map 28, parcel 79	Krebs & Lansing Engineers	less than 1 ac.	1.65	Up to 20%	Approve d
Brigante Living Trust	45 units	239 Malletts Bay Avenue, Tax Map 6, Parcel 8	O'Leary - Burke Civil Assoc.	More than 5 ac.	25.23	Up to 20% for each lot	Under Constru ction
Brooker, J.	6 units	Jen Barry Lane, Tax Map 47, Parcel 001012	O'Leary - Burke Civil Assoc.	1 to 5 ac.	4.36	Up to 20% for each lot	Approve d
Brosseau, Lauretta	17/19 lots	80 Jasper Mine Road and 172 Watkins Road, Tax Map 16, Parcels 16 & 20	David Burke	More than 5 ac.	34.3	Up to 20%	Under Constru ction
Cary Construction	1/3 lots	17 Church Road, Tax Map 41, Parcel 41	Cary Construction	1 to 5 ac.	1.5	Up to 20% for each lot	Under Constru ction
Carey, Peggy	1 lot	2627 East Road, Tax Map 15, Parcel 18	Carey, Peggy	1 to 5 ac.	116	Up to 20%	Approve d
Chastenay	3/3 lots	Paulines Way, Tax Map 40, Parcel 68	John Chastenay	1 to 5 ac.	11.1	Up to 20% for each lot	Comple ted

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Crowley	2 lots	629 Church Road, Tax Map 48, Parcel 110	Gary Crowley	less than 1 ac.	1.01	Up to 20% for each lot	Approve d
Dayvie, Richard & Anita	1 new lot	2869 Middle Road, Tax	Richard & Anita Dayvie	less than 1 ac.	17.4	Up to 20%	Approve d
Delco	nine congregate duplexes totaling 18 units	521 River Road, Tax Map 35, Parcel 1	Lamoureux & Dickinson	1 to 5 ac.	6.9 acre	14%	Site work begun
Dube, Marcel & Nancy	1 lot	1004 East Road, Tax Map 12, Parcel 16	Dube, Marcel & Nancy	less than 1 ac.	4.5	Up to 20%	Approve d
Dugan / Banks	two (2) unit Planned Unit Development on a 3.74 acre parcel with one single- family dwelling already existing and to remain	423 Camp Kiniya Road, Tax Map 16, Parcel 42-3	Michael Dugan	less than 1 ac.	3.74	Up to 20%	Approve d
Gardner - Aikey Lane	3/4 lots	1312 Jasper Mine Road, Tax Map 16, Parcel 69	Gardner Construction	over 5 ac.	6.03	Up to 20%	Dev. Under construc tion
Gentes Subdivision	1 lot	Tax Map 9 Parcel 041003 54 Sand Road	Edwin Blow	1 to 5 ac.	3.7	Up to 20%	Approve d
Goad	8 lots (incl. 1 openspace lot)	0 Roosevelt Highway, Tax Map 11, Parcel 19	John Forcier	More than 5 ac.	202	Up to 205 each lot	Under Constru ction

<u>Project</u>	<u>Units Const./Remaining Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
Godbout	1 lot	132 Pond Road, Tax Map 12, Parcel 12-2	O'Leary - Burke Civil Assoc.	less than 1 ac.	6.47	Up to 20%	Approved
Hayward, Nathaniel	11/14 lots	Niquette Bay Road, Tax Map 17, Parcels 15-1	Nathaniel Hayward	More than 5 ac.	22	Up to 20%	Under Construction
Hergenrother, Adam	1 lot	788 Red Rock Rd., Tax Map 77, Parcel 4	Perry Trust	less than 1 ac.	8.61	Up to 20%	Approved
Ireland Industries, Inc.	Final Plat application to subdivide four existing parcels for a total of 86.7 acres into seven lots. The project will be developed as a Planned Unit Development to accommodate 206 residential dwelling	Intersection of US Routes 2 & 7 and Blakely Severance Road, Tax Map 4, Parcels 30-1, 30-2, 30-3 and 32	Robin Jeffers at SD Ireland	More than 5 ac.	86.7	13.40%	Approved
Ireland Industries, Inc.	241 units	Tax Map 8 Parcel 37 & 37-1	SD Ireland	over 5 ac.	42.19	32%	Dev. Under construction
Lefebvre	1 lot	Tax Map 69 Parcel 19 Bay Road	Parcel 19 - Donald Richard	over 5 ac.	7.3	Up to 20% each	Approved
Marble Island	32 units completed of 43 single-family house lots & 10/10 condos	Tax Map 57 Parcel 9	J.L. Davis Realty	over 5 ac.	61.47	Up to 60%	Dev. Under construction

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Mazza, Dorothy Rev. Trust	3 lots (including 1 duplex lot)	279 Malletts Bay Ave., TM 6, P 15	O'Leary - Burke Civil Assoc.	1 to 5 ac.	2.77	Up to 60% each	1 of 3 lots
Mele	7/8 new units (1 preexisting)	422 Malletts Bay Avenue, Tax Map 6, Parcel 9 and 9-1	O'Leary - Burke Civil Assoc.	5 ac.	82	Up to 20%	Approved
North Harbor	26 lots/units	Tax Map 16, Parcel 119, 120, 121, 145	Brad Gardner	1 to 5 ac.	12.58	Up to 20%	Waiting for potable water.
Orchard Shore Estates	3 lots	Tax Map 78 Parcels 9-1, 9-3 & 9-9	Wegner, Malone & Meserole	1 to 5 ac.	8.4	Up to 20%	Approved
Owls Glen	113 Unit PUD	Roosevelt Highway and Severance Road, Tax Map 8, Parcel 38-2.	Sterling Construction	>5	63.4	Up to 70%	Approved
Powell	6 lot PRD resulting in three new single family lots and one open space lot to be served by private drives	133 and 354 Platt Road, Tax Map 78, Parcel 19 and Tax Map 77, Parcel 2	John Powell	>5	22	Up to 20% for each lot	Under Construction
REM Development	9 unit PUD	Bay Rd, Map 8, Parcel 21-2	REM Development	More than 5 ac.	59.87	Up to 20% for each lot	Approved
Ryan, Chris	3 lot PUD resulting in two new single family lots.	115 Moonlight Ridge, Tax Map 71, Parcel 3	Champlain Consulting Engineers	1 to 5 ac.	10.7	Up to 20% for each lot	Approved

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Rivers Edge LLC	20/22 condos	East Lakeshore Drive, Tax Map 67, Parcel 11-1	O'Leary - Burke Civil Assoc.	More than 5 ac.	17.23	13.5	Under Construction
Riverside Farm LLC	13 units	527 Heineberg Drive, Tax Map 5, Parcel 5	Eric Farrell	1 to 5 ac.	11.5	8.70%	Approved
Sowles	1 lot	1608 Porters Point Road, Tax Map 46, Parcel 25-1	Perkins Trust	1 to 5 ac.	1.15	Up to 30% each lot	Approved
Spruce Hill Farm LLC	5 lots	1751 East Road, Tax Map 12, Parcel 26	Fitzgerald Construction	More than 5 ac.	88.15	Up to 30% each lot	Approved
Turner, Dale & Pam	1 new lot	920 Shore Acres Drive, Tax Map 64, Parcel 10	Krebs & Lansing Engineers	less than 1 ac.	7.74	Up to 30%	Approved
Vickery	3 new lots	1033 Clay Point Road, Tax Map 78, Parcel 6-2	Trudell Consulting	1 to 5 ac.	4	Up to 30% each lot	Approved
Wells, Ray	7/9 lots	926 Severance Road, Tax Map 4, Parcel 24	O'Leary - Burke Civil Assoc.	less than 1 ac.	5.05	20%	Under Construction

